

**Cave Springs Planning Commission Meeting**  
**Tuesday June 7, 2016 at 6:32 PM**  
**American Legion Building**  
**168 W. Glenwood Ave. Cave Springs, AR 72718**

**Official Meeting:**

Jason Strecker officially called the Planning Commission meeting to order at 6:32 PM.

**Members Present:**

Mike Henson	Present
Jason Strecker	Present
Bruce McCreary	Present
Suzy Fehlig	Present
Mark Scabarozi	Absent
Fallon Henry	Present
Mark Farmer	Present

**Others Present:**

Travis Lee – Mayor  
Charlie Holyfield - City Manager  
Kimberly Hutcheson – Treasurer / Recorder  
Craig Southern – Planning / Zoning Official

**Approval of May 3, 2016 meeting minutes**

Mike Henson made a motion to approve the May 3<sup>rd</sup> meeting minutes, Suzy Fehlig seconded the motion. Passes 6-0.

## **CAVE SPRINGS PLANNING COMMISSION (CSPC)**

**CONSENT ITEMS:** All matters under "Consent" are considered by the Planning Commission to be routine and will be enacted by one motion. Any Planning Commission member may, however, remove an item by request.

○ **CSLS-16-02 | Medds Properties:** The applicant, requests a Lot-Split (CSLS-16-02) of an original tract containing 17.5 acres currently zoned A-1 General Agricultural District. The Lot-Split will consist of two (2) newly created tracts with proposed Tract 1 containing 9.5 acres that will retain its current zoning of A-1 General Agricultural District and proposed Tract 2 containing 8.0 acres that will retain its current zoning of A-1 General Agricultural District.

Property Location: Brown Road, Cave Springs, AR 72718

Parcel Number: 05-10045-125

○ **CSLS-16-03 | Southwest Homes of Arkansas Inc.:** The applicant, requests a Lot-Combination and Lot-Split (CSLS-16-03) of three (3) platted Lots from the Nevaeh Estates Plat. Lots 12, 13 and 14 currently zoned R-2 Single Family Residential District. The Lot-Combination and Lot-Split will consist of two (2) newly created lots with proposed Lot 12R containing 1.05 acres that will retain its current zoning of R-2 Single Family Residential District and proposed Lot 14R containing 0.82 acres will retain its current zoning of R-2 Single Family Residential District.

Property Location: Lots 12, 13 and 14 of Nevaeh Estates, Glory Circle, Cave Springs, AR 72718

Parcel Numbers: 05-11049-000, 05-11050-000 and 05-11051-000

Mike Henson made a motion to pass, Fallon Henry seconded the motion. Passed 6-0.

## **CONTINUED PUBLIC HEARING ITEMS:**

○ **CSPCCU-16-02 | Alan Hall:** The applicant, Alan Hall, requested a Conditional Use for an Animal Farm for Show/Breeding/Raising/Training, the Ozark Snake Farm, at the April 5, 2016 Planning Commission meeting; yet a Rezoning should have simultaneously been requested at  
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The Planning Commission meeting on April 5, 2016 because the subject property is currently nonconforming to the A-1 Agricultural Zoning District because it does not meet the minimum lot area requirements of five (5) acres. The subject property has 3.8 acres, upon the rezoning of the property from A-1 Agricultural Zoning District to an R-E Estate Single Family Zoning District, the nonconforming lot will become legal and conform to the Cave Springs Planning and Zoning Code to meet the minimum lot area requirements of the R-E Estate Single Family Zoning District and in order to legally operate an Animal Farm for Show/Breeding/Raising/Training, the Ozark Snake Farm, in a 1,762 square foot residential structure, on a 3.8 acre tract. Staff has discussed the Rezoning with the applicant and has chosen to waive all application and notification fees associated with the Rezoning due to the oversight of the original application.

Property Location: 557 Sands Road, Cave Springs, AR 72718-9409

Parcel Number: 05-10104-002

**(Staff requests a continuance to the July 5, 2016 Planning Commission Public Hearing)**

Fallen Henry made a motion to approve the July 5<sup>th</sup> Public Hearing, Suzy Fehig seconded the motion. Passes 6-0.

○ **CSPCCU-16-03 | Kevin E. Snyder:** The applicant requested a Conditional Use for an existing nonconforming Trucking Company to add a Landscape and Plant Nursery business and associated Storage Structure on a 19.17 acre tract of land zoned A-1 Agricultural Zoning District at the April 5, 2016 Planning Commission meeting; The applicant is applying for a new Business License and changing the intent and nature of the business to conform to the A-1 Agricultural Zoning District. The primary use of the business will no longer be a Trucking Company but only a Landscape and Plant Nursey business. Staff has meet with the applicant and required the following within 60 days (July 11 2016): A new Business License, Mission Statement and Business Plan, Survey, Site Plan, Landscape Plan and Berm Design. These items will provide evidence that the change of the business will meet the intent and requirements of the A-1 Agricultural Zoning District and that All sides of the subject property within or abutting a residential property shall be buffered with a landscaped berm with dense evergreen plantings and/or an opaque fence or wall having a height of not less than (6) feet nor more than eight (8) feet. Such landscaped berm and/or fence or wall shall be maintained continuously in good condition; said landscaped berm and/or fence or wall shall be constructed prior to the opening of the business and facility to the public.

Property Location: 650 Ford Lane, Cave Springs, AR 72718

Parcel Number: 05-10045-300

**(Staff requests a continuance to the August 2, 2016 Planning Commission Public Hearing)**

Bruce McCreary made a motion to pass the August 2 Public Hearing, Mark Farmer seconded the motion. Passes 6-0.

**Closed Old business at 6:47 PM**

**Opened Public Hearing at 6:50 PM**

**NEW PUBLIC HEARING ITEMS:**

○ **CSLS-16-01 and CSPCZ-16-02 | Robert D. and Rhoda C. Barenberg:** The applicants, request a Lot-Split (CSLS-16-01) and the approval of a Rezoning (CSPCZ-16-02) of an original tract containing 5.38 acres currently zoned A-1 General Agricultural District. The Lot-Split will consist of two (2) newly created tracts with proposed Tract 1 containing 1.21 acres that will be rezoned to an R-1 Single Family Residential District and proposed Tract 2 containing 4.0 acres will be rezoned to an R-1 Single Family Residential District.

Property Location: 835 Ford Lane, Cave Springs, AR 72718

Parcel Numbers: 05-10036-058

Fallon Henry made a motion to approve, Bruce McCreary seconded the motion. Passed 6-0.

○ **CSPCCU-16-04 | Ben Butler (The Pack Shack):** The applicant, Ryan Gill, PE with Harrison French & Associates (HFA), agent for The Pack Shack, requests an approval of a Conditional Use for the establishment and operation of a non-profit 501(c)(3) Charitable Organization, The Pack Shack, within the C-2 Highway Commercial District on Lot 3 of the Horse Farm Addition containing 2.30 acres. Contingent upon Conditional Use approval the applicant

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Requests to construct a new single-story 7,004 ft<sup>2</sup> structure for office use, a meal-packing “party” room, a kitchen area and a warehouse to store food and supplies.

Property Location: Lot 3 and Lot 4 of Horse Farm Addition, AR State Hwy 264 (E. Lowell Avenue), Cave Springs, AR 72718

Parcel Numbers: 05-12052-000 and 05-12053-000

Mike Henson made a motion to pass with Conditional Use - 9 conditions and will return July 5th, Fallon Henry seconded the motion. Passed 6-0.

**Public Hearing Closed 7:12 PM.**

○ **Proposed Ordinance 2016-X to amend Title 13 | PLANNING of the Cave Springs Municipal Code CHAPTER 13.04 PLANNING COMMISSION:** As discussed and requested originally, at the May 3, 2016 Planning Commission Public Hearing and at the May 17, 2016 Planning Commission Work Session, staff has drafted an Ordinance to revise the Cave Springs Municipal Code (Ordinance 2007-16), to add Compensation, Quorum, General Meeting Procedures, Public Hearing Procedures and Work Session to Chapter 13.04 Planning Commission of Title 13 Planning of the Cave Springs Municipal Code.

Mike Henson made a motion to pass, Fallon Henry seconded the motion. Passes 6-0.

○ **Proposed Ordinance 2016-X to amend Ordinance 2007-04 Planning and Zoning Fee Schedule:** As discussed at the May 17, 2016 Planning Commission Work Session, staff has drafted an Ordinance to revise the Cave Springs Planning and Zoning Fee Schedule (Ordinance 2007-04).

Bruce McCreary made a motion to pass, Susy Fehlig seconded the motion. Passes 6-0

○ **Proposed Cave Springs Planning Commission (CSPC) & Board of Zoning Adjustment (BZA) | Notice of Meeting Schedule for the remainder of 2016 calendar year:** Staff has drafted an official Notice of Meeting Schedule and Application deadline dates for the remainder of the 2016 calendar year for final approval by the Cave Springs Planning Commission.

Fallon Henry made a motion to pass, Suzy Fehlig seconded the motion. Passes 6-0.

## **BOARD OF ZONING ADJUSTMENT (BZA)**

### **NEW PUBLIC HEARING ITEMS:**

June 28<sup>th</sup> – Planning Training at the Bentonville Community Center 8:00AM to 5:00PM.

### **OTHER BUSINESS:**

No other business.

### **ADJOURNMENT:**

Mike Henson made a motion to adjourn the meeting at 7:50 PM , Fallon Henry seconded the motion. Passed 6-0.